



**Mono County  
Community Development Department**

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**Planning Division**

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Bridgeport, CA 93517  
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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

**PROJECT INFORMATION**

(To be completed by applicant or representative)

**NOTE:** Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

**I. TYPE OF PROJECT** (check any permit(s) requested):

Director Review    Use Permit    Lot Line Adjustment    Land Division (4 or fewer)

Subdivision    Specific Plan    Variance    General Plan Amendment

Other operation of a small and limited horse stable  
(Boarding only)

APPLICANT Carolyn Crowl

PROJECT TITLE White Mountain Stables

LOT SIZE (sq. ft./acre) 108,900 sq. ft. ASSESSOR'S PARCEL # 00-26-200-23-0000-00

PROJECT LOCATION 580 Hunter Ave, Chalfant, Ca 93514

Has your project been described in detail in the project application? Yes  No

Please Specify:

Number of Units N/A Building Height/# of floors N/A

Number of Buildings N/A Density (units/acre) N/A

Total lot coverage/impervious surface (sq. ft. & %) \_\_\_\_\_

a. Buildings (first-floor lot coverage /sq. ft. & %) \_\_\_\_\_

b. Paved parking & access (sq. ft. & %) \_\_\_\_\_

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) EXISTING

b. Undisturbed (sq. ft. & %) \_\_\_\_\_

Total parking spaces provided:

a. Uncovered 4-6

b. Covered NO

c. Guest/Handicapped NO STEPS

**II. SITE PLAN**

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes  No

**III. ENVIRONMENTAL SETTING**

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

*More on back...*

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant  If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes  No

Stick built house and garage (owners residence) 1) MANUFACTURED HOME (rental) 1) Barn, 4 stalls, 2 storage shed; 4 separate horse stalls, TACK ROOM.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) QUIGLY & HIGHWAY 60

Paved  Dirt  No existing access

Are there any private roads, drives or road easements on/through the property?

Yes  No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes  No

Does the property have any existing driveways or access points? Yes  No

Are any new access points proposed? Yes  No

Does the Plot Plan show the driveways or access points? Yes  No

Describe the number and type of vehicles associated with the project 1) PICK-UP TRUCK & Small Tractor, VARIOUS TRAILERS (3)

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North RESIDENTIAL/in improved acreage South UNIMPROVED acreage / MOBIL HOME

East BLM LAND West 1) mobil home / unimproved acreage

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes  No  If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? \_\_\_\_\_

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes  No  Describe the site's topography (i.e., landforms, slopes, etc.) FLAT WITH VERY MINIMAL SLANT TO WEST SIDE OF PROPERTY

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) N/A

B. Are there any drainage easements on the parcel? Yes  No

C. Will the project require altering any streams or drainage channels? Yes  No  If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) Grass Approximately 50%, TREES Approximately 30%

B. How many trees will need to be removed? NONE

- C. Are there any unique, rare or endangered plant species on site? Yes  No
- D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes  No
- E. Is landscaping/planting of new vegetation proposed? Yes  No
8. WILDLIFE:
- A. Will the project impact existing fish and wildlife? Yes  No   
Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife NONE EXIST
- B. Are there any unique, rare or endangered animal species on site? Yes  No
9. CULTURAL RESOURCES:
- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes  No  Specify \_\_\_\_\_
10. SITE GRADING:
- A. Will more than 10,000 square feet of site area be cleared and/or graded? Yes  No  If YES, how much? \_\_\_\_\_
- B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes  No
- C. Will the project require more than 200 cubic yards of cut or fill? Yes  No  If YES, how much? \_\_\_\_ If YES to A, B or C, contact the Department of Public Works for a grading permit.
- D. Will site grading of 10% or more occur on slopes? Yes  No
- E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters NO EARTH TO BE MOVED
11. AIR QUALITY:
- A. Will the project have wood-burning devices? Yes  No  If YES, how many? \_\_\_\_\_
- B. What fuel sources will the proposed project use? Wood  Electric  Propane/Gas
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes  No
12. VISUAL/AESTHETICS:
- A. How does the proposed project blend with the existing surrounding land uses?  
It will maintain the rural appearance
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? DOES NOT
- C. If outdoor lighting is proposed, describe the number, type and location NONE EXCEPT SOME SOLAR LIGHT add-lib.
13. NATURAL HAZARDS:
- A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes  No   
(Circle applicable hazard[s]).
- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes  No
- C. Does the project require the disposal or release of hazardous substances? Yes  No
- D. Will the project generate significant amounts of solid waste or litter? Yes  No

E. Will there be a substantial change in existing noise or vibration levels? Yes  No

If YES to any of the above, please describe N/A More on back...

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans*.
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other \_\_\_\_\_

IV. **SERVICES**

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity SO Ca EDISON

Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access HUNTER AVE.

Water Supply WELL

Sewage Disposal N/A

Fire Protection WEEDS cleared

School District MONO County / N/A

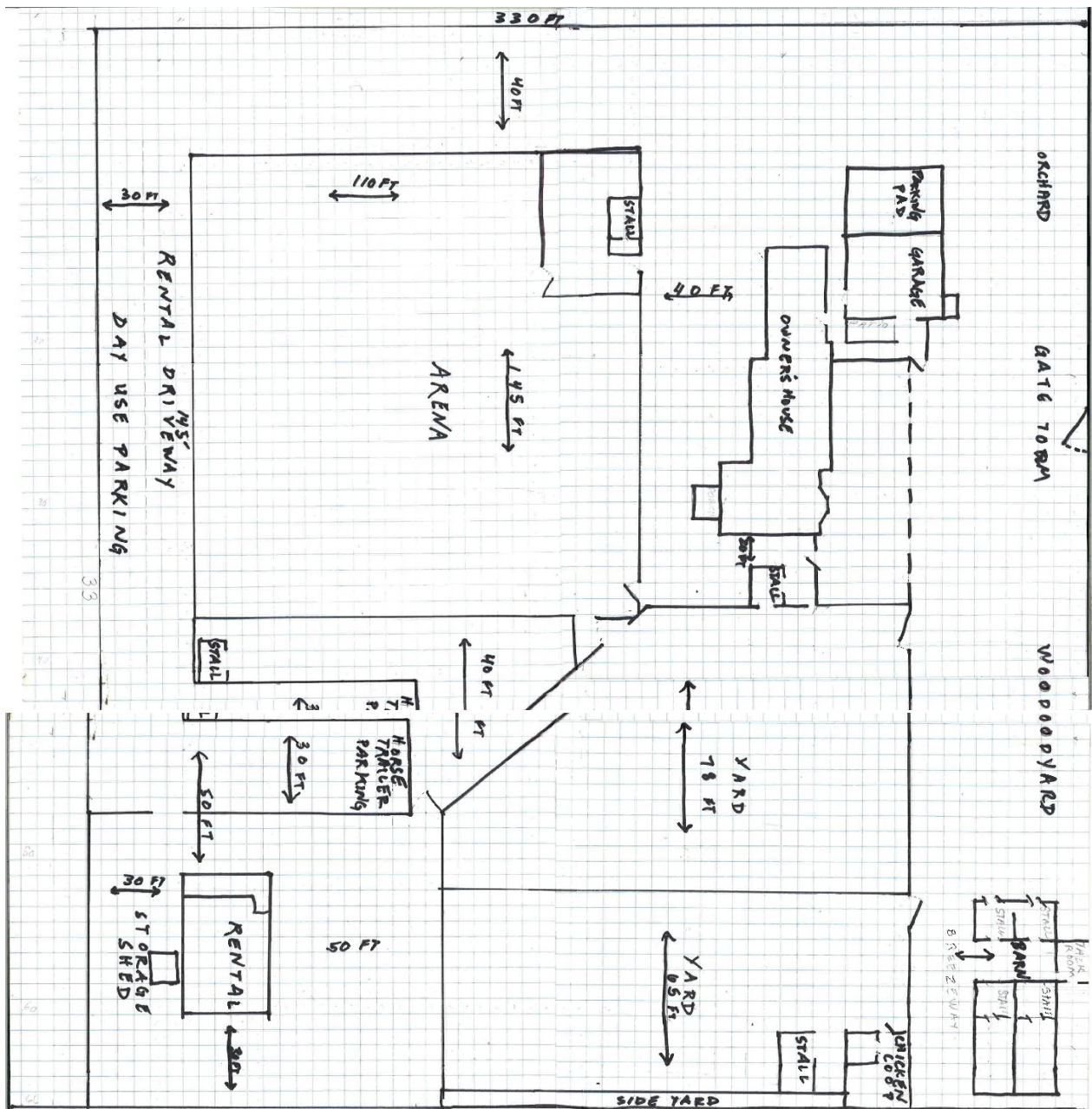
2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed N/A

**CERTIFICATION:** I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature \_\_\_\_\_ Date \_\_\_\_\_

For \_\_\_\_\_

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.



Property 330 x 530  
 175,000 square feet per square

TRUCK ROOM  
 15 FT  
 12.5 FT

July 14, 2020

Mr. Michael Draper,  
Mono County Planning Analyst II  
Community Development Department  
P.O Box 347  
Mammoth Lakes Ca. 93546

Dear Mr. Draper,

Thank you for your letter. Inadvertently the cover letter was left out. My apologies.

In answer to your questions:

1.You are correct, there will be no additional construction. We have facilities to house 7 horses, 9 or 10 if doubled up, as we have 4 large horse areas at this time. One is occupied by my horse and burro. We have two large yards with shelters available right now. In addition to the one occupied by my animals. We are in the process of cleaning and refurbishing with new paint and fencing for the other large area. The barn will be available soon also with two regulation stalls and yards.

2.My plan is to reserve at least one stall in the barn for emergencies, i.e., If someone hauling horses has a problem and needs temporary boarding for their animals.

3. I expect that we would typically have 5 or 6 boarders, with occasional overnights.

4.We have a horse trailer and can pick up 2 horses at a time if needed. We could accommodate stallions in the barn. I do not intend to do a lot of pick-ups or deliveries but am willing if the occasion warrants it. I would prefer that the customers drop off and pick up their own animals, and am prepared to rent them parking for their trailers if they need it.

5. I would like to apply for permission to have as many animals as is legal for my facilities, however, I rather doubt that we will be at full capacity very often.

5. At this time, we do not expect to need employees as it would be a small operation and our family members are able to handle the responsibilities. Of course, we would take the legal measures necessary if we found ourselves in that position.

Thank you for your attention to my request,

Sincerely,

Carolyn Crowl